



Northland Drive Business Center

Available Sections

- Excellent Property that is close to HWY 55, 35E, 494 and HWY 13.
- Very close proximity to the International Airport and Mall of America.
- Property Managed by owner
- Tenants deal directly with Owner





2508 Sections

- Very nice corner office / warehouse section available. The warehouse has 1 dock door, 20' clear ceilings and hanging warehouse heater. The office has a central HVAC unit. The 2508 section has 2 private offices and a nice open area for a show room or extra cubicles for office space. This space has a central HVAC unit for the offices and a hanging heater for the warehouse. This unit has 1 dock door with 20' clear ceiling's. This section has 938 square feet of office space and 2620 square feet of warehouse space.

2508 Section Rates

- 2,620 Square Feet of Warehouse Space
- 938 Square Feet of Office Space
- Total Square Feet = 3,558
- \$ 5.53PSF for the Warehouse Space
- $\$ 5.53 \times 2,620 = \$ 1,207.38$ / Month
- \$ 9.92PSF for the Office Space
- $\$ 9.92 \times 938 = \$ 775.41$ / Month
- Base Rent / Month would be \$ 1,982.79
- The CAM is as follows:
- The CAM is \$ 3.65 PSF (2025 Only) $3558 \times \$ 3.65 = \$ 1,082.23$ / Month
- Total per month would be \$ 3,065.02



2508 Section **Pictures**



Building Location

